

**PLANNING AND ZONING COMMISSION
AGENDA**

**Monday, January 31, 2005
7:00 PM**

**TOWN HALL ANNEX BUILDING
57 MAIN STREET, ELLINGTON, CT**

I. CALL TO ORDER:

II. PUBLIC COMMENTS:

III. PUBLIC HEARINGS:

1. #Z200436 – Dzen Brothers, Inc. for site plan approval and special permit for construction of green houses with associated gravel parking areas, second curb cut and drainage facilities in conjunction with an existing retail facility on property located at 187 Windsorville Road & 8 Pinney Street, APN 009-041-0000, 009-042-0000, in a PC Zone. (Continued from the November 22, 2004 meeting)
2. #Z200446 – Development Services, LLC & Ellington Developers, LLC for a zone change to ARCHZ/Age Restricted Cluster Housing Zone including conceptual site plan approval on property located on Windermere Ave, APN 017-004-0000 & 018-003-0000, in an IP Zone.
3. #Z200447 – Pioneer Builders of Ellington, Inc. for a zone change to ARCHZ/Age Restricted Cluster Housing Zone including conceptual site plan approval on property located at 22 Maple Street, APN 073-014-0000 in a PC Zone.
4. #Z200448 – Great Country Garages for a site plan approval and special permit to construct a building for fabrication and assembly of accessory buildings on property located at 210 West Road, APN 037-002-0000 in a PC Zone.

VI. UNFINISHED BUSINESS:

1. #Z200435 – Cathy Pinard for a special permit for a 30' x 38' 3 door detached garage with 10' x 30' lean to on property located at 65 Sandy Beach Road, APN 151-005-0001 in an RA Zone.
2. #Z200445 – Landmark Surveys for site plan approval to add gravel parking area and amesite parking area on property located at 100 West Road, APN 028-010-0000 in a C Zone.

IV. NEW BUSINESS:

1. #Z200501 – Dzen Brothers, Inc. for a special permit to allow retail sale and consumption of ice cream on property located at 187 Windsorville Road and 8 Pinney Street, APN 009-041-0000 & 009-042-0000 in a PC Zone. **(RECEIPT ONLY)**
2. CGS- 8-24 Purchase of Skipper Property Porter Road, APN 124-002-0000
3. Request for a 90-day extension to file mylars for Crestwood IV Subdivision. (S200412 – Ellsworth Lane & Benjamin Drive)
4. #S200407—Gingras Development, LLC request for approval of Rye Field Estates appraisal fee in lieu. (Crane Road)
5. Review of open space fee in lieu appraisal and owner request to defer Open Space Fee-in-Lieu payments Rachel Lee Wheeler-Rossow. (S200402 - Cranberry & Overhill Road).
6. Request for final approval of Oakhill Estates Subdivision. (S200213 – Mountain Street))
7. Release of Savona Surety Bond for 89 West Road.
8. Budget Preparations for FY 05-06.
9. Request for 180-day extension for High Ridge II Re-subdivision. (S200408 – Ridge Drive)
10. Request final approval of Phase I and 2 Oakhill Estates (047-034-0000 through 047-034-0029, Mountain Street and Pinnacle Road).

VI. ADMINISTRATIVE BUSINESS:

1. Election of Officers
2. Discussion re: Zoning Permit requirements and procedures.
3. Acceptance of Ordinance Codification Index.
4. Approval of Meeting Minutes:
 - a. December 27, 2004, meeting minutes.
5. Correspondence:
 - a. Memo to Directors of Health from Frank Schaub dated 5/22/99.
 - b. Letter to M. Kement from Matt Davis dated, 12/29/04.
 - c. Memo to Dennis Milanovich from EDC dated, 12/29/04.
 - d. UConn Coop Extension system dated 1/3/05.
 - e. Letter to Henry Aberle from Matt Davis dated, 1/10/05.
 - f. Letter to Gerry Gillung from Matt Davis dated, 1/10/05.
 - g. LULA Steering Committee Meeting dated, 1/13/05.

VII. ADJOURNMENT: